035.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	669,700 / 669,700
					USE VALUE:	669,700 / 669,700
					ASSESSED:	669,700 / 669,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		GRANTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OSBORNE-SMITH MATTHEW G &	
Owner 2:	OSBORNE-SMITH ELLEN S	
Owner 3:		
Street 1:	18 GRANTON PK	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	CASHMAN JOHN J--ETAL -
Owner 2:	CASHMAN PATRICIA M -
Street 1:	18 GRANTON PK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 1948 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6708.000	272,100		397,600	669,700
Total Card	0.154	272,100		397,600	669,700
Total Parcel	0.154	272,100		397,600	669,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.79 | /Parcel: 343.79

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 24477

GIS Ref

GIS Ref

Insp Date 11/01/18

!2886!

PREVIOUS ASSESSMENT

Parcel ID 035.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	272,100	0	6,708.	397,600	669,700		Year end	12/23/2021
2021	101	FV	262,600	0	6,708.	397,600	660,200		Year End Roll	12/10/2020
2020	101	FV	237,500	0	6,708.	397,600	635,100	635,100	Year End Roll	12/18/2019
2019	101	FV	201,800	0	6,708.	360,300	562,100	562,100	Year End Roll	1/3/2019
2018	101	FV	201,800	0	6,708.	341,700	543,500	543,500	Year End Roll	12/20/2017
2017	101	FV	201,800	0	6,708.	298,200	500,000	500,000	Year End Roll	1/3/2017
2016	101	FV	201,800	0	6,708.	254,700	456,500	456,500	Year End	1/4/2016
2015	101	FV	188,900	0	6,708.	236,100	425,000	425,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:12:49

LAST REV

Date	Time
09/22/20	15:16:23
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2886

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASHMAN JOHN J-	72872-90		7/2/2019		675,000	No	No		
	14505-443		1/1/1982		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/8/2019	1581	Addition	100,000	O				eno kitch+add8x14m
9/25/2019	1514	Insulate	8,435					
3/8/2019	321	Redo Bat	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2020	Left Notice	DGM	D Mann
9/22/2020	Permit Visit	DGM	D Mann
9/26/2019	SQ Returned	JO	Jenny O
11/1/2018	MEAS&NOTICE	HS	Hanne S
4/27/2009	Measured	372	PATRIOT
3/7/2000	Inspected	264	PATRIOT
2/25/2000	Measured	197	PATRIOT
8/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	24477
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6708		Sq. Ft.	Site		0	64.	0.93	3									397,594						397,600	

Total AC/HA:	0.15399	Total SF/SM:	6708	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	397,594	Spl Credit		Total:	397,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.33181810
Const Adj.:	1.03950000
Adj $ / SQ:	152.287
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	369728
Depreciation:	97608
Depreciated Total:	272120

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

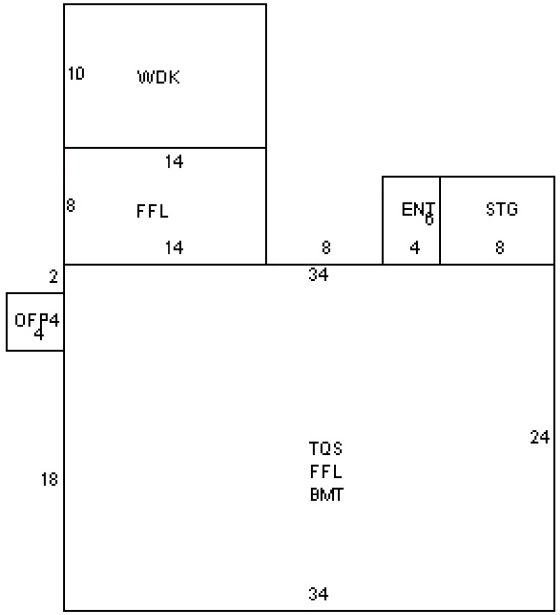
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	152.29
Special Features:	0	Val/Su Net:	105.30
Final Total:	272100	Val/Su SzAd	176.69

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	928	152.290	141,322
BMT	Basement	816	60.530	49,396
TQS	3/4 Story	612	152.290	93,199
WDK	Deck	140	13.660	1,913
STG	Storage	48	10.570	507
ENT	ENTRY	24	27.440	659
OFP	Open Porch	16	45.740	732
	Net Sketched Area:	2,584	Total:	287,728
Size Ad	1540	Gross Area	2788	FinArea 1948

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	